



City of  
Jonesville

265 E. Chicago Street, Jonesville, MI 49250

(517) 849-2104  
(517) 849-9037 Fax  
[www.jonesville.org](http://www.jonesville.org)

**CITY OF JONESVILLE  
PLANNING COMMISSION AGENDA  
WEDNESDAY, MAY 12, 2021, 7:00 p.m.  
JONESVILLE FIRE DEPARTMENT, 114 W. CHICAGO STREET**

- 1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE**
- 2. PUBLIC COMMENT**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES**
  - A. April 14, 2021 Meeting
- 5. PUBLIC HEARING AND SUBSEQUENT ACTION**
  - A. None
- 6. NEW BUSINESS**
  - A. Site Plan Review – Request from CR Storage to construct additional storage facilities on the property located at 126 Concord Road.
  - B. Review Capital Improvement Plan
- 7. OTHER BUSINESS**
  - A. Project Updates
- 8. ADJOURNMENT - Next meeting Wednesday, June 9, 2021 at 7:00 pm**

**[Action Item]**  
**[Action Item]**

In order to encourage public participation while protecting the health and safety of all participants during the COVID-19 pandemic, the following protocols will be observed for the conduct of this meeting:

- ❖ Individuals who are sick or who have experienced symptoms of illness are asked to refrain from attending the meeting.
- ❖ Distancing between attendees will be observed.
- ❖ All attendees are asked to wear a face covering.
- ❖ Written public comments will be accepted in advance of the meeting and may be delivered to City Hall, 265 E. Chicago Street or via email to [jgray@jonesville.org](mailto:jgray@jonesville.org). Written comments received prior to noon on the day of the meeting will be incorporated into the public record for the meeting.

## **JONESVILLE FIRE DEPARTMENT MEETING/TRAINING ROOM**

This meeting will be held in the meeting room at the Jonesville Fire Department, located at 114 W. Chicago Street. The meeting is open to the public.

If you are able, please consider parking in the Jerry Russell Trail parking area, located west of the Police Department (see illustration below). This will leave parking available at the Fire Station for firefighters to respond to emergency incidents, if that becomes necessary during the meeting. There is a sidewalk that connects the Russell Trail Parking to the Fire Station parking area along the north side of the Police Department.

Please enter the meeting through the north (rear) entrance to the building.



**CITY OF JONESVILLE  
PLANNING COMMISSION  
Minutes of April 14, 2021**

A City of Jonesville Planning Commission meeting was held on Wednesday, April 14, 2021 at the Jonesville Fire Station, 114 W. Chicago Street, Jonesville, MI. Chair Christine Bowman called the meeting to order at 7:00 p.m.

Present: Christine Bowman, Jerry Drake, Annette Sands, Jim Ackerson, Charles Crouch, Jim Taipalus, and Oliva Stemen.

Absent: None.

Also Present: Jeff Gray, James Donovan, Brandi Donovan, Alex Stemme and Lorelei Stemme.

Annette Sands led the Pledge of Allegiance and the moment of silence.

A motion was made by Annette Sands and supported by Jerry Drake to approve the agenda as presented. All in favor. Motion carried.

Jim Ackerson made a motion and was supported by Jim Taipalus to approve the minutes from February 10, 2021. All in favor. Motion carried.

The Public Hearing for the Special Land Use Request to conduct a group child care home with a capacity of up to 12 children in the residence located at 450 Greenbriar Place was opened at 7:02 p.m. There was no public comment. The Public Hearing was closed at 7:03 p.m.

After a brief discussion, a motion was made by Annette Sands and supported by Olivia Stemen to approve the Special Land Use request from Brandi Donovan to conduct a group child care home with a capacity of up to 12 children in the residence located at 450 Greenbriar Place. Approval is based on the application submitted with the request (including the building floor plans, property photographs, and narrative explaining compliance with Section 2.32 of the Zoning Ordinance), with a finding that the plan meets the Standards for Approval listed in Section 14.04 of the Zoning Ordinance. Approval is subject to the following conditions: 1. The Applicant shall comply with all State licensing requirements for a Group Day Care Home licensed for care of 7-12 children; the applicant shall maintain a copy of the approved State license on file with City Hall, and 2. The Planning Commission finds that a reduction in the 1,500 foot separation from another State-licensed facility is warranted, provided that the applicant continues to operate the Group Day Care Home in a manner that is consistent with the residential character of the neighborhood, as illustrated in the photographs submitted with the request. All in favor. Motion carried.

The Public Hearing for the Rezoning request of 360 E. Chicago Street from Single Family Residential (R-2) to Downtown Edge (D-2) was opened at 7:10 p.m. There was no public comment. The Public Hearing was closed at 7:11 p.m.

After a brief discussion, Jerry Drake made a motion and was supported by Charles Crouch to recommend that the City Council approve the request to rezone property located at 360 E. Chicago Street from R-2 (Residential) to D-2 (Downtown Edge). The Recommendation is made on the following basis: 1. The proposed zoning district is consistent with the Future Land Use Map in the Master Plan, 2. The proposed district is compatible with the uses in the vicinity of the site, and 3. Use and development of the property in the existing residential zoning district is

unlikely, given the unique character of the existing historic church building. All in favor.  
Motion carried.

Updates were provided by Manager Gray on the following; renovation project of Citgo located at 475 E Chicago Street, bids for the street paving project were received this date, the 1<sup>st</sup> phase of the grant project to extend the broadband internet to the Industrial Park was started, the budget process is beginning, Spring Clean-up on May 1<sup>st</sup>, Klein Tool building update, new owners of 204 Olds Street.

The next scheduled meeting will be May 12, 2021 at 7:00 p.m.

The meeting was adjourned at 7:41 p.m.

Submitted by;

Cynthia D. Means  
Clerk



To: Jonesville Planning Commission  
From: Jeffrey M. Gray, City Manager  
Date: May 7, 2021  
Re: Manager Report and Recommendations – May 12, 2021 Planning Commission Meeting

**PLEASE NOTE** that this meeting will be in-person at the **Jonesville Fire Station**. The public is welcome to attend. Social distancing will be observed and attendees are asked to wear a face covering.

**6. A. Site Plan Review – Request from CR Storage to construct additional storage facilities on the property located at 126 Concord Road [Action]**

The applicant is proposing the construction of two new commercial storage buildings on the property located at 126 Concord Road. Each building would be 30 feet by 150 feet, for a total of 9,000 square feet between the two buildings. The property is located on the east side of Concord Road, between Spangler's Family Restaurant and the Puppy Paradise dog daycare. The subject property is about 1.2 acres and includes two existing storage buildings that total 6,060 square feet. The property location is illustrated on the aerial photograph, below.

**Property Location**



Zoning and land use on the property and surrounding properties is as follows:

	<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property</b>	HC (Highway Commercial)	Commercial Storage
<b>North</b>	R-1 (Residential)	Dog Daycare
<b>South</b>	HC (Highway Commercial)	Restaurant
<b>East</b>	HC (Highway Commercial)	Commercial Storage
<b>West</b>	R-1 (Residential)	Single Family Residential

### **Special Land Use**

The Planning Commission granted Special Land Use approval to allow the property to be used for commercial storage at the October 14, 2020 meeting. That approval included an addition to the existing building and construction of a new building near the north property line

### **Site Plan Requirements:**

Building Setbacks – The new buildings meet the minimum front, side and rear setbacks from the property lines.

Parking – Concrete pavement would be installed around the buildings for circulation and access. Parking spaces are not required at each storage unit, as customers would typically park temporarily at the service door to the unit to load or unload. There are a few designated parking spaces at the existing building.

Signs – No new signs are proposed at this time. Any future signage would require application for a Sign Permit from the City prior to installation.

Landscaping – The applicant has included site landscaping on the plan. As was discussed at the time that the Special Land Use was approved, the applicant is proposing foundation plantings on the west end of the two new buildings, as well as two trees along the street frontage. Staff appreciates the applicant's addition of these features. The landscaping will enhance the appearance of the buildings and provide an appropriate transition to the single-family homes on the west side of Concord Road.

### **Utilities:**

The applicant proposes no changes to the current water or sanitary sewer services, as the units do not require those services. Storm water would surface drain across the paved surfaces to the existing storm water catch basin on the west side of the property.

### **Recommended Action**

Site Plans are subject to the review standards listed in Section 15.05 of the Zoning Ordinance. A copy of these standards is attached. Staff would recommend a finding that the site plan meets the minimum requirements of the Ordinance. In addition, staff would note our appreciation for the applicant's attention to additional landscaping and the overall improvement to the condition of the property.

Based on the analysis above, staff would recommend that the Planning Commission consider the following motion:

A motion to approve the Site Plan Review request from Ron Gow, CR Storage, for commercial storage units located at 126 Concord Road. Approval is based on the plans prepared by Ron Gow, dated April 21, 2021, with a finding that the plan meets the Review Standards listed in Section 15.05 of the Zoning Ordinance. *Please refer to the enclosed application materials, site plan, and Section 15.05 of the Zoning Ordinance.*

### **6. B. Review Capital Improvement Plan**

**[Action]**

The City is in the process of developing the Fiscal Year 2021-22 Budget that will take effect on July 1, 2021. A part of that process will be the development of a five-year Capital Improvement Plan (CIP) that is used to plan for likely future projects. I have attached a draft copy of the CIP that will be considered at the City Council budget public hearing on June 16<sup>th</sup>.

The document is presented to the Planning Commission in context to your function in considering the long-term development of the City. You will note that projects are described in each of the major funds that are included in the City budget and are broken broadly into categories of the General Fund (p.4), Public Works and Streets (p.14), Local Development Finance Authority (LDFA) and Downtown Development Authority (DDA) (p.20), and Water and Waste Water (p.24).

The CIP includes a couple of key first steps in implementing recent planning projects. Page 8 calls for finalizing the concept plan for Wright Street parks and removal of the tennis courts in the upcoming fiscal year. Improvements to the park were the top priority in the Recreation Master Plan. DDA support for the Chicago Street Riverfront Redevelopment (former Klein Tool Building) is described on page 21. This, of course, comes from the top community priority in the current Master Plan update.

I will be prepared to provide an overview of the planned projects at the Planning Commission meeting. It is recommended that the Planning Commission consider a motion to recommend that the Capital Improvement Plan is consistent with community planning initiatives. *Please refer to the attached Capital Improvement Plan.*

#### **7. A. Project Updates**

This section of the agenda is reserved for an update on current and pending projects in the City.



CITY OF JONESVILLE  
PLANNING COMMISSION  
SPECIAL LAND USE/SITE PLAN REVIEW  
265 E. Chicago Street  
Jonesville Michigan 49250  
Phone: 517-849-2104 Fax: 517-849-9037

DATE: 4-21/2021

**Applicant Name:**

Name	<u>RON GOW</u>	Business Name	<u>CE STORAGE</u>
Street Address	<u>130 WEST ST JV</u>	Email Address	<u>gow4it@gmail.com</u>
Cell Phone Number	<u>517 398 6401</u>	Fax Phone Number	<u>N/A</u>
Phone Number			

Zoning District: HC

Site Plan Review Fee: \$100.00

Special Land Use Fee: \$500.00

**Proposed Use:**

It is hereby requested that the City of Jonesville Planning Commission approve the issuance of a Special Land Use Permit for:

STORAGE UNITS

**Existing Use of Property:**

STORAGE FACILITY

**Proposed Location: Address:**

126 CONCORD RD

**Property Tax ID#:**

30 21 024 300 013 34 53

**Statement of Justification for Requested Action:**

State specifically the reason for this Special Land Use/Site Plan Review Permit request.

BUILD STORAGE UNITS

**Dimensions of Land:**

Width: 274.71  
Length: 233.21  
Acreage: 1.23  
Frontage: 274.71

**Existing Zoning Classification and Zoning of Adjacent Properties:**

HC

HC/HC/R1/R1

**Proposed Use of Land:**

STORAGE BUILDINGS

Signature of Applicant

Date:

4/21/2021

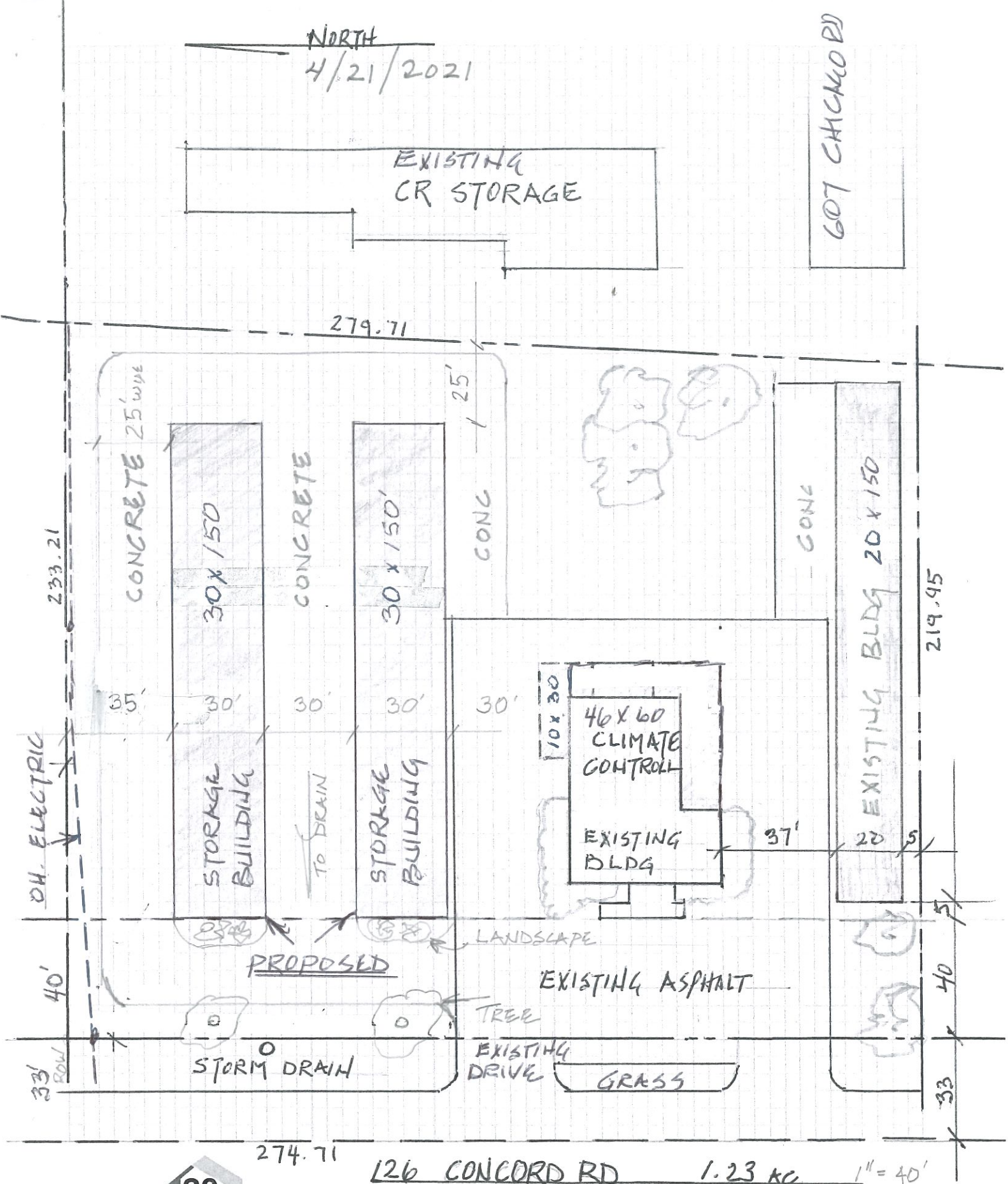
Signature of Property Owner

Date:

**Official Use Only**

Fee Paid	<u>100.00</u>
Date Paid	<u>4-21-21</u>
Receipt #	<u>189581</u>
Date of Hearing:	<u>5/12/21</u>





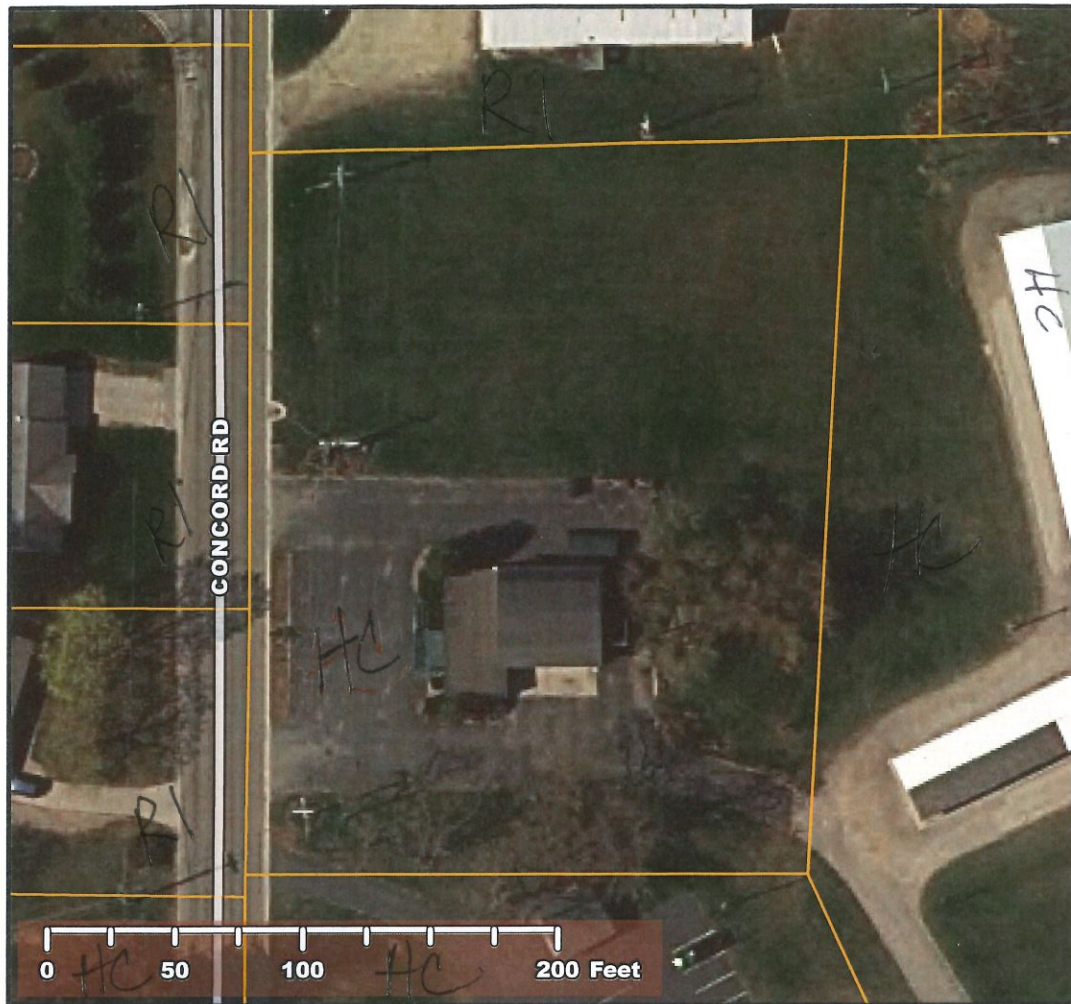




## General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

**Report and Property Data  
compiled as of  
August 15, 2020**



Parcel ID: 30 21 034 300 013 34 5 3  
Property Address: 126 CONCORD RD  
City/Twp/Village: CITY OF JONESVILLE

Assessor Acreage: 1.23  
Property Class: 201  
School District: JONESVILLE COMMUNITY

### Tax Description

COM W1/4 PST, TH S 1007.47 FT TO POB, THN 88D 43'E 233.21 FT, TH S 02D 42'W 279.71 FT, TH N 89D 48'W 219.95 FT, TH N 274.71 FT TO POB  
SEC 34 T5S R3W 1.18 A M/L UNPLATTED CITY OF JONESVILLE

4/21/2021 RON GOW 517-398-6401

### Tax Information

PRE/Qual Ag %: 0  
Land Value: 48,367  
Land Imp Value: 6,451  
Building Value: 104,084  
True Cash Value: 158,902

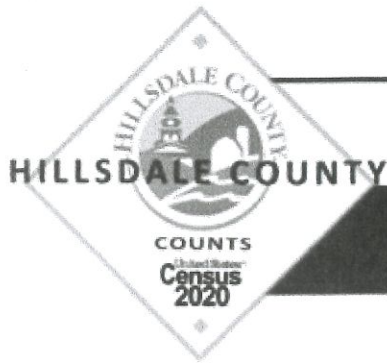
2020 SEV: 79,500  
2020 Taxable Value: 52,139  
Liber/Page(1-2-3): 755/962  
ECF Table: 00200.COMMERCIAL  
Land Table: 00201.COMMERCIAL

2019 SEV: 75,400  
2019 Taxable Value: 51,167

	Summer Taxes 2020	Winter Taxes 2019	Village Taxes 2020
Base Tax:	\$ 1,424.00	\$ 1,786.94	0
Special Asmt:	0	0	0
Admin Fee:	\$ 14.24	\$ 17.86	0
Total Tax:	\$ 1,438.24	\$ 1,804.80	0
Amount Paid:	0	\$ 1,804.80	0
Interest:	0	0	0
Paid Date:	*	2/28/2020	*
Balance Due:	\$ 1,438.24	0	0

Total Delinquent Tax: \$0.00

\* Tax Payment data is provided by some, but not all local Treasurers and is current with data provided as of May 25, 2020.  
\* Please contact the appropriate City/Village/Township Treasurer for up to date information.  
\* For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700



Be Counted

CENSUS 2020

Hillsdale County Counts

4/21/2021

## Attachments

EXISTING 20 X 150 = 3000¢

- image001.png

10 X 30	300	
46 X 40	2760	3060

6060¢ TOTAL  
EXISTING

PROPOSED	30 X 150	4500
	30 X 150	4500
		<u>9000¢</u>

15,060  
TOTAL

29% COVERAGE

1.23 AC

43,560/AC

+ 10,018

53,578 TOTAL

14,073 is 30%





City of  
Jonesville

## Capital Improvement Plan

Fiscal Years 2021-22 through 2026-27



DRAFT

Rev. 5/7/21

Adopted: \_\_\_\_\_

## **City of Jonesville**

### **Capital Improvement Plan 2021-22 through 2026-27**

#### **Overview**

The Capital Improvement Plan (CIP) is a six-year schedule of all proposed major capital improvement projects including project priorities, cost estimates, methods of financing, and annual estimated operating and maintenance costs for the proposed projects. The CIP, therefore, is a tool to assess the long-term capital project requirements for Jonesville. Since capital improvements are spread across many community needs (fire protection, police, sewer and water, parks and recreation, municipal administration, etc.) the CIP helps to prioritize these projects across the City over time.

#### **Capital Improvement Projects**

Capital improvements are major, infrequent expenditures, such as construction of a new facility, a major rehabilitation or repair to an existing facility, or the purchase of major equipment. Capital improvements are non-recurring expenditures that tend to be both large in physical size and cost, and have a longer useful life. Examples of capital projects include:

- Construction of a new City building
- Major road construction, such as bridge replacement or repaving
- Extension of a sewer and/or water line
- Purchase of a new fire truck
- Major repairs and/or renovations to the City Hall or Police Station
- Creation of a new park

The following projects are examples of expenditures that would be categorized as operating expenses, and would not usually constitute a capital improvement project:

- Purchase of new office furniture
- Purchase of new/used small equipment (lawn mowers, copiers, individual computers, etc.)
- Recurring maintenance of existing facilities
- Minor repairs to buildings or equipment
- Minor improvements to existing buildings (carpeting, painting, fixtures, etc.)

#### **Major Expenditures**

The term “major expenditure” is relative – what is major to Jonesville may be minor in another community. A capital improvement for the purposes of the Jonesville CIP is a major, non-recurring expenditure if it meets one or more of the following criteria:

- Any acquisition of land for a public purpose which costs \$5,000 or more.
- Any construction of a new facility (City building, water or sewer lines, parks), or any addition to an existing public facility, the cost of which equals \$5,000 or more and has a useful life of five or more years.



- A non-recurring rehabilitation (not including annual/recurring maintenance) of a building, its grounds, a facility or equipment, the cost of said rehabilitation being \$5,000 or more with a useful life of five or more years.
- Purchase of major equipment which, individually or in total, cost \$5,000 or more with a useful life of five or more years.
- Planning, feasibility, engineering or design studies related to an individual capital improvement project with a cost of \$5,000 or more.

### **Benefits**

Completion of a six-year Capital Improvement Plan is a requirement of the Michigan Planning Enabling Act (Public Act 33 of 2008). Beyond meeting the State law, adoption of a CIP is beneficial to elected officials, administrative staff and the general public. Among the benefits of an adopted and well-maintained Capital Improvement Plan are:

- Prudent use of taxpayer dollars;
- Focusing expenditures on the needs of the community;
- Prioritizing projects across the needs of the community;
- Generating community support by inviting public input;
- Promoting economic development;
- Improving eligibility for State and Federal grants;
- Providing an implementation tool for the goals and objectives of the Master Plan;
- Transparency in identification of high-priority projects;
- Coordination/cost-sharing between projects.

Each year the Capital Improvement Plan will be revised for the next fiscal year. At the end of each fiscal year, the projects completed during that year are removed from the plan and an additional year's projects are added. Projects can then be adjusted in priority to reflect actual resources available. As the CIP is annually updated, a continuous relationship will be maintained between the CIP and the annual budget.

General Fund Department projects begin on page 4. Streets and Public Works Departments begin on page 14. LDFA and DDA projects begin on page 20. Water and Waste Water Department projects begin on page 24.

THE FOLLOWING CODES ARE USED THROUGHOUT THE DOCUMENT TO INDICATE THE SOURCE OF  
FUNDING FOR THE PROPOSED PROJECTS

DDA – Downtown Development Authority

DO – Donations

FG – Federal Grant

GF – General Fund

GO – General Obligation Bonds

LDFA – Local Development Finance Authority

LS – Local Street Fund

LG – Local Grant

MS – Major Street Fund

MVP – Motor Vehicle Pool

PD – Private Developer

SA – Special Assessment

SF – Sewer Fund

SG – State Grant

SH – State Highway Fund

SM – Special Millage

WF – Water Fund

**City of Jonesville**  
**Capital Improvement Plan**  
EXECUTIVE SUMMARY – GENERAL FUND DEPARTMENTS

2021-2022 Fiscal Year		
Project	Cost	Funding Source
City Hall Maint. and Improvements	\$27,000	GF
Cemetery Projects	\$12,000	GF
Fire Truck Replacement	\$200,000	GF/MVP/FG
Parks Improvements	TBD	GF/SG

2022-2023 Fiscal Year		
Project	Cost	Funding Source
Computer Hardware Upgrades	\$9,500	GF
Cemetery Projects	\$12,000	GF
Airbags and Stabilization Equipment	\$25,000	GF
Truck 572 Replacement/Refurbish	\$75,000	GF/MVP
Parks Improvements	TBD	GF/SG

2023-2024 Fiscal Year		
Project	Cost	Funding Source
Computer Hardware Upgrades	\$8,000	GF
Cemetery Projects	\$12,000	GF
Parks Improvements	TBD	GF/SG

2024-2025 Fiscal Year		
Project	Cost	Funding Source
Computer Hardware Upgrades	\$8,000	GF
Cemetery Projects	TBD	GF
Police Patrol Vehicle Replacement	\$48,000	MVP/SG/FG
Truck 535 Refurbish/Upgraded Pump	\$75,000	GF/MVP
Parks Improvements	TBD	GF/SG

2025-2026 Fiscal Year		
Project	Cost	Funding Source
Computer Hardware Upgrades	\$8,000	GF
Cemetery Projects	TBD	GF
Station Exhaust Removal System	\$50,000	GF

2026-2027 Fiscal Year		
Project	Cost	Funding Source
Computer Hardware Upgrades	\$8,000	GF
Cemetery Projects	TBD	GF

**City of Jonesville**  
**Capital Improvement Plan**  
PROJECT DESCRIPTION

<b>Project Title</b>	City Hall Maintenance and Improvements		
<b>Department</b>	City Hall	<b>Funding Source</b>	GF

<b>Fiscal Year</b>	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>Est. Cost</b>	\$27,000	-	-	-	-	-

Project Description and Location	
<p>Several exterior repair and maintenance issues need to be addressed in the near future at City Hall. Bid specifications are currently being developed for these projects that were originally planned for the 2020-21 fiscal year.</p> <p>Brick Repair (\$12,000) – Weather, salt, and time have caused deterioration of brick on parts of the building, especially on the east side near the sidewalk. The repairs would include replacement of brick, as needed, tuck pointing joints and sealing.</p> <p>Eave Repair (\$3,500) – The project would replace deteriorated sections of wood eave boards on the east side of the building.</p> <p>Painting (\$11,500) – Wood doors, windows, and trim are in need of painting to protect from the elements.</p>	

Project Need and Impact
<p>Proper repair and upkeep of the facility will allow its continued use for years to come. These improvements have been carried over from prior year budgets. Some continued carryover can take place, if funding constraints present themselves. However, continued deferment could increase repair costs.</p>

Related Costs and Future Funding Needs
<p>Maintenance and upkeep of this historic building will have continued costs over time.</p>

**City of Jonesville**  
**Capital Improvement Plan**  
PROJECT DESCRIPTION

<b>Project Title</b>	Cemetery Projects		
<b>Department</b>	Cemetery	<b>Funding Source</b>	GF

<b>Fiscal Year</b>	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>Est. Cost</b>	\$12,000	\$12,000	\$12,000	TBD	\$2,000	\$2,000

Project Description and Location						
<p>It is anticipated that several one-time capital projects will be undertaken over the next several years to contribute to the professional operation and appearance of the Sunset View Cemetery. The following is a list of projects and estimated costs prioritized by the Cemetery Committee.</p> <p>FY 2021-22 – \$12,000 - Future expansion planning, historic monument repair  FY 2022-23 – \$12,000 - Reserve funding for future expansion, historic monument repair  FY 2023-24 – \$12,000 – Reserve funding for future expansion, historic monument repair  FY 2024-25 – TBD – Cemetery expansion  FY 2025-26 – \$2,000 – Historic monument repair  FY 2026-27 – \$2,000 – Historic monument repair</p>						

Project Need and Impact
<p>The Cemetery Committee will review the project list annually and update as needs change and conditions warrant. Funding for the projects is intended to come from the allocated assets that were transferred with City incorporation. These projects are intended to assure the professional operation and appearance of the Cemetery.</p>

Related Costs and Future Funding Needs
<p>There will be ongoing maintenance costs as these improvements are completed. Costs will be evaluated as projects are executed.</p>



**City of Jonesville**  
**Capital Improvement Plan**  
PROJECT DESCRIPTION

<b>Project Title</b>	Fire Truck Replacement				
<b>Department</b>	Fire	<b>Funding Source</b>	GF/MVP/FG		

<b>Fiscal Year</b>	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>Est. Cost</b>	\$200,000	-	-	-	-	-

Project Description and Location						
<p>This will replace the out of service tanker 5-61. The new or used truck will be a Wildland Urban Interface/Mini Pumper type truck. This recommendation was made after much study was done on truck utilization versus cost. In 2015 the department purchased a 3000-gallon tanker with a 1500 gallon per minute pump. This provides a great deal of water to any scene. The purchase of another tanker ties up a great deal of funds for a truck that is very specialized. With funding limited and rising costs of trucks, the department feels that the Wildland Urban Interface/Mini Pumper type truck will cover many roles. In doing this it will replace the out of service 5-61 tanker. The new truck will carry at least 300 gallons of water and have at least a 300 gallon per minute pump to serve the communities that we cover while giving us ISO points for increased pumping compacity.</p> <p><b>This type of truck could be utilized on every type of call that the department responds to.</b></p>						

Project Need and Impact						
<p>5-61 tanker is out of service.</p> <p>This type of truck will be a benefit to all of the areas that we serve, rural and urban. It will also be used in many roles on almost all of the calls that we respond to.</p>						

Related Costs and Future Funding Needs						

**City of Jonesville**  
**Capital Improvement Plan**  
PROJECT DESCRIPTION

Project Title	Parks Improvements		
Department	Parks	Funding Source	GF/SG

Fiscal Year	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Est. Cost	TBD	TBD	TBD	TBD	-	-

**Project Description and Location**

Prior years Capital Improvement Plans called for the resurfacing of the tennis courts at the Wright Street Park during the 2016-17 fiscal year. However, the Recreation Master Plan indicates that upgrades and improvement to existing parks, including playground equipment, placement of a dog park, additional ball fields, and walking/ biking paths rank higher community priorities.

Preliminary concept plans have been developed for Carl Fast Park and Wright Street Park. The concepts will be refined early in FY 2021-22, with the intent of removing the tennis courts to prep for repurposing of the area. Cost estimates will be created so that project phasing can be determined.

**Project Need and Impact**

The need results from input received through the Recreation Master Plan survey. The concept plans will provide for the coordinated development of future improvements at the parks.

**Related Costs and Future Funding Needs**

There will be implementation cost associated with future construction and upgrades at the parks. Improvements will also require future maintenance. These costs will be evaluated through the development of the concept plan. It is possible that phases of construction will be paid through fund balance, State grants, or a combination of the two.

**City of Jonesville**  
**Capital Improvement Plan**  
PROJECT DESCRIPTION

<b>Project Title</b>	Computer Hardware Upgrades		
<b>Department</b>	Computer	<b>Funding Source</b>	GF

<b>Fiscal Year</b>	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>Est. Cost</b>	-	\$9,500	\$8,000	\$8,000	\$8,000	\$8,000

Project Description and Location						
<p>This is an ongoing project to maintain workstation computers and network servers as the equipment ages and needs replacement.</p> <p>FY 2021-22 – No hardware projects planned at this time.</p> <p>FY 2022-23 – \$9,500 – Evaluate City Hall computers, multi-function printer/copier, for replacement, as needed.</p> <p>FY 2023-24 – \$8,000 – Evaluate and replace DPW, WWTP, Fire Department workstation computers, as needed.</p> <p>FY 2024-25 - \$8,000 – Evaluate PLC/SCADA computers, Police Department in-car computer, for replacement, as needed.</p> <p>FY 2025-26 - \$8,000 – Evaluate BS&amp;A and Cemetery software server and operating software.</p> <p>FY 2026-27 - \$8,000 – Evaluate and update desktop workstations, as needed.</p>						

Project Need and Impact
<p>Network and work station computers are critical to the ongoing operation and customer service within the organization. The priority of replacements will be evaluated annually. Staff will continue to evaluate cloud-based options as they become available and evaluate subscription costs as compared to maintenance of in-house hardware.</p>

Related Costs and Future Funding Needs
<p>There are increasing cloud-based software and data storage options. While these options present new operational costs, the operating cost is often less than locally owned hardware and software.</p>

**City of Jonesville**  
**Capital Improvement Plan**  
 PROJECT DESCRIPTION

Project Title	Airbags and Stabilization Equip		
Department	Fire	Funding Source	GF

<b>Fiscal Year</b>	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>Est. Cost</b>	-	\$25,000	-	-	-	-

Project Description and Location	
<p>We are in need of replacement airbags for rescue use.</p> <p>Vehicle Stabilization equipment is needed to assist with safety and scene stabilization at rescue scenes. At the current time we do not have any stabilization equipment other than homemade wooden blocks for cribbing.</p>	

Project Need and Impact
<p>We respond to a large number of vehicle accidents per year. We have had an increased number of rollover accidents and vehicles on their sides that require stabilization.</p>

Related Costs and Future Funding Needs

**City of Jonesville**  
**Capital Improvement Plan**  
PROJECT DESCRIPTION

Project Title	Truck 572 Replacement/Refurbish		
Department		Funding Source	

<b>Fiscal Year</b>	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>Est. Cost</b>	-	\$75,000	-	-	-	-

Project Description and Location	
<p>5-72 Grass/Rescue truck will be 20 years old in 2022. The truck needs to be either refurbished or replaced.</p> <ul style="list-style-type: none"> <li>PROFFESIONAL REFURBISHMENT – This would be approximately \$75,000. The chassis is still functional other than a few repairs that are needed. The bed, skid unit and emergency lighting need to be replaced and upgraded. The tires and suspension also need to be upgraded.</li> </ul> <p>***Purchasing a new truck instead of refurbishment would be approximately \$175,000 to \$200,000.</p>	

Project Need and Impact
<p>This truck is at the end of its life of 20 years in the fire service without refurbishment. This truck needs to be analyzed and refurbished or replaced.</p>

Related Costs and Future Funding Needs



**City of Jonesville**  
**Capital Improvement Plan**  
PROJECT DESCRIPTION

<b>Project Title</b>	Police Patrol Vehicle Replacement				
<b>Department</b>	Police Department	<b>Funding Source</b>	MVP/FG/SG		

<b>Fiscal Year</b>	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
<b>Est. Cost</b>	-	-	-	-	\$48,000	-

Project Description and Location						
<p>Transfer/Vehicle Reserve 301-967.000</p> <p>Recurring cost to replace (1) of (2) police patrol vehicles on a 5-year rotating replacement plan. 2019 Utility to be replaced in 2024-25 budget year.</p> <p>Costs to include vehicle purchase and installation of necessary equipment. Vehicle costs are anticipated to increase due to manufacturer changes in the design of the vehicle. The estimate assumes that new vehicle equipment will be needed as a result of the re-design.</p>						

Project Need and Impact						
<p>Necessary equipment to provide basic police service.</p>						

Related Costs and Future Funding Needs						
<p>Annual transfer is made to the motor vehicle pool to address the anticipated cost. The current fiscal year budget reflects a change in the annual vehicle reserve, due to the expected increase in vehicle cost.</p> <p>Federal or State grants to be applied for as available to decrease cost to purchase and equip the vehicle.</p>						

**City of Jonesville**  
**Capital Improvement Plan**  
PROJECT DESCRIPTION

Project Title	Station Exhaust Removal System		
Department	Fire	Funding Source	GF

<b>Fiscal Year</b>	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>Est. Cost</b>	-	-	-	-	\$50,000	-

Project Description and Location						
Purchase and have professionally installed an exhaust removal system at the station per NFPA 1500 – 10.1.5						

Project Need and Impact						
Installation of these systems in existing facilities reduces exposure to vehicle exhaust by Department personnel and others.						

Related Costs and Future Funding Needs						

**City of Jonesville**  
**Capital Improvement Plan**

EXECUTIVE SUMMARY – STREET AND PUBLIC WORKS DEPARTMENTS

2021-2022 Fiscal Year		
Project	Cost	Funding Source
Street Paving – Maumee Street	\$450,000	MS/SG
Street Maint. – Chip and Fog Seal	\$74,000	MS/LS/MVP/SF
Crack Fill – Major and Local Streets	\$12,000	LS/MS/LDFA
Sidewalk Repair/Extensions/ADA Ramps	\$10,000	GF/LS/MS

2022-2023 Fiscal Year		
Project	Cost	Funding Source
Street Reconstruction – West Street	\$570,000	LS
Street Maint. – Chip and Fog Seal	TBD	LS
Crack Fill – Major and Local Streets	\$12,000	LS/MS/LDFA
Sidewalk Repair/Extensions/ADA Ramps	\$10,000	GF/LS/MS

2023-2024 Fiscal Year		
Project	Cost	Funding Source
Crack Fill – Major and Local Streets	\$12,000	LS/MS/LDFA
Sidewalk Repair/Extensions/ADA Ramps	\$10,000	GF/LS/MS

2024-2025 Fiscal Year		
Project	Cost	Funding Source
Crack Fill – Major & Local Streets	\$12,000	LS/MS/LDFA
Sidewalk Repair/Extensions/ADA Ramps	\$10,000	GF/LS/MS

2025-2026 Fiscal Year		
Project	Cost	Funding Source
Crack Fill – Major & Local Streets	\$12,000	LS/MS/LDFA
Sidewalk Repair/Extensions/ADA Ramps	\$10,000	GF/LS/MS

2026-2027 Fiscal Year		
Project	Cost	Funding Source
Crack Fill – Major and Local Streets	\$12,000	MS/LS
Sidewalk Repair/Extensions/ADA Ramps	\$10,000	GF/LS/MS

**City of Jonesville**  
**Capital Improvement Plan**  
 PROJECT DESCRIPTION

<b>Project Title</b>	Street Paving – Maumee Street				
<b>Department</b>	Major Street	<b>Funding Source</b>	SG/MS		

<b>Fiscal Year</b>	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>Est. Cost</b>	\$450,000	-	-	-	-	-

Project Description and Location						
<p>2021-2022 – Mill and pave Maumee Street, The City obtained a Small Urban Grant for this project, would include upgrading ADA ramps and repairing sidewalks. This would be a 20% minimum match grant, with the maximum grant amount of \$375,000.</p> <p>Project design is taking place during FY 2020-21. Final cost estimates will be developed as the design work is completed.</p>						

Project Need and Impact						
<p>These projects are needed to keep are our infrastructure current and well maintained.</p>						

Related Costs and Future Funding Needs						
<p>ADA ramps must be installed anytime construction is done on any streets if there is sidewalk along them.</p>						

**City of Jonesville**  
**Capital Improvement Plan**  
 PROJECT DESCRIPTION

Project Title	Chip Seal and Fog Seal		
Department	MS/LS/DPW/Sewer	Funding Source	MS/LS/MVP/SF

<b>Fiscal Year</b>	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>Est. Cost</b>	\$74,000	TBD	-	-	-	-

Project Description and Location	
2021-2022 - Chip Seal and Fog Seal Murphy Street- \$24,024.87 (Major Street) South Street- \$8,104.45 (Local Street) Maumee Street from Adrian Street to City Limits, if the Small Urban Grant will cover this cost. - \$24,180.98 (Major Street) Ecology Dr. from Evans Street to Sewer Plant – \$8,966.10 (Sewer/MVP)	
2022-2023 Chip Seal and Fog Seal Franklin, Fayette, Clinton, Crest Lane and Hillcrest. These are Local Streets.	

Project Need and Impact
These projects are needed to keep are our infrastructure current and well maintained.

Related Costs and Future Funding Needs
These projects will be reviewed on a annual basis to determine and weather there Are additional needs that come up based on availability of funds.

**City of Jonesville**  
**Capital Improvement Plan**  
 PROJECT DESCRIPTION

Project Title	Crack Filling Major and Local Streets		
Department	Major and Local Streets	Funding Source	MS/LS

Fiscal Year	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Est. Cost	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000

## Project Description and Location

Crack Filling Major and Local Streets, various locations.

## Project Need and Impact

This is a Preventive Project that has been in place for many years to keep the Streets preserved. Without this preventive maintenance, the freeze/thaw cycle of water in the pavement can deteriorate the road surface and/or the road base, leading to a much more expensive fix.

## Related Costs and Future Funding Needs

This is a yearly project.

**City of Jonesville**  
**Capital Improvement Plan**  
PROJECT DESCRIPTION

Project Title	Sidewalk Repair/Extensions/ADA Ramps		
Department	Sidewalks	Funding Source	GF/MS/LS

Fiscal Year	2021-22	2122-23	2023-24	2024-25	2025-26	2026-27
Est. Cost	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000

Project Description and Location						
<p>This project involves improving sidewalk ramps where they approach public streets over time so that they comply with current standards of the Americans with Disabilities Act (ADA) for ramp slope and installation of detectable warnings. This item would also permit the extension of new sidewalk along streets where they are not currently installed. Prior to construction, intersection and optional extension location will be identified and prioritized. This item includes repair of sidewalk sections that present unsafe conditions, as well.</p> <p>The \$10,000 cost estimate would generally cover upgrades to the ramps on each corner of a street or the extension of sidewalks along one side of a typical city block.</p>						

Project Need and Impact						
<p>The upgrade and extension of the sidewalk system is a component of assuring a safe and walkable community. A complete sidewalk network increases access to schools, businesses, and neighborhoods, as well as active recreation opportunities.</p>						

Related Costs and Future Funding Needs						
<p>New sidewalks will require periodic maintenance to address cracks and heaving. Actual annual cost will be reviewed in future year plans when priorities are identified.</p>						

**City of Jonesville**  
**Capital Improvement Plan**  
PROJECT DESCRIPTION

<b>Project Title</b>	Street Reconstruction –West Street		
<b>Department</b>	Major and Local Streets	<b>Funding Source</b>	LS/SG

<b>Fiscal Year</b>	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>Est. Cost</b>	-	\$745,000	-	-	-	-

Project Description and Location						
<p>2022-2023 – Reconstruct West Street from South Street to Adrian Street, Adrian Street from West Street to Maumee Street, abandoning existing 4” water main and reconnecting all water services to the existing 12” water main and fire hydrants. This will also include new water services installed into residents’ houses per Michigan Department of Environment, Great Lakes and Energy (EGLE) Lead and Copper Rule. Sidewalk and ADA ramps included.</p> <p>This project has been planned as a financed project to begin after final payment on the East Street reconstruction bond in 2023.</p>						

Project Need and Impact
<p>These projects are needed to keep our infrastructure current and well maintained.</p>

Related Costs and Future Funding Needs
<p>These projects will be reviewed on an annual basis to determine schedule and whether there are additional needs that come up based on availability of funds, ADA ramps must be installed anytime construction is done on any streets if there is sidewalk along them.</p>



**City of Jonesville**  
**Capital Improvement Plan**

EXECUTIVE SUMMARY – DOWNTOWN DEVELOPMENT AUTHORITY AND  
LOCAL DEVELOPMENT FINANCE AUTHORITY

2021-2022 Fiscal Year		
Project	Cost	Funding Source
Chicago St. Riverfront Redevelopment	TBD	DDA/FG/SG
Gaige St./Reading Ln. Traffic Circulation	\$45,000	LDFA/FG/SG

2022-2023 Fiscal Year		
Project	Cost	Funding Source
DDA Capital Projects	\$500,000	DDA/FG/SG
Gaige St./Reading Ln. Traffic Circulation	TBD	LDFA/FG/SG

2023-2024 Fiscal Year		
Project	Cost	Funding Source
DDA Capital Projects	-	DDA/FG/SG

2024-2025 Fiscal Year		
Project	Cost	Funding Source
DDA Capital Projects	\$25,000	DDA/FG/SG

2025-2026 Fiscal Year		
Project	Cost	Funding Source
DDA Capital Projects	TBD	DDA/FG/SG

2026-2027 Fiscal Year		
Project	Cost	Funding Source
DDA Capital Projects	TBD	DDA/FG/SG

**City of Jonesville**  
**Capital Improvement Plan**  
PROJECT DESCRIPTION

<b>Project Title</b>	Chicago Street Riverfront Redevelopment		
<b>Department</b>	Downtown Dev. Auth.	<b>Funding Source</b>	DDA/FG/SG

<b>Fiscal Year</b>	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>Est. Cost</b>	TBD	-	-	-	-	-

Project Description and Location
<p>Redevelopment of the former Klein Tool building has been identified in the City's Master Plan as the top community priority. An environmental Due Care Plan was developed by State grant and the DDA has developed a Request for Proposals that describes the intended reuse of the property.</p> <p>The DDA intends to partner with the City to market the property to a private owner for redevelopment. It is anticipated that the DDA may offer financial assistance for the redevelopment to leverage Federal, State, and other funding to accomplish the reuse of the building.</p> <p>Costs will be known when a potential development is identified.</p>

Project Need and Impact
<p>The project is needed to add tax base and/or new jobs in the Downtown. It will also bring the building back into productive use and end its deterioration.</p>

Related Costs and Future Funding Needs
<p>There may be marketing costs incurred, as well as public infrastructure or other investments needed to support the new development. The creation of jobs and tax base will add to the economic welfare of the Downtown and City.</p>

**City of Jonesville**  
**Capital Improvement Plan**  
PROJECT DESCRIPTION

<b>Project Title</b>	Gaige St./Reading Ln. Traffic Circulation				
<b>Department</b>	Local Dev. Finance Auth.	<b>Funding Source</b>	LDFA/FG/SG		

<b>Fiscal Year</b>	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>Est. Cost</b>	\$45,000	TBD	-	-	-	-

Project Description and Location						
<p>This project would address short-term traffic congestion issues that take place in the vicinity of Gaige Street and M-99 (Olds St.). City staff has been working with representatives of the Michigan Department of Transportation (MDOT), the Michigan Economic Development Corporation (MEDC) the Hillsdale County EDP, and business interests to explore options. A preliminary design and cost estimate for an extension of Reading Ln. was completed in 2017, with right-of-way secured as well. Anticipating additional engineering and study, the LDFA has budgeted \$45,000 to be used toward additional engineering and needed traffic studies.</p> <p>The final design of feasible improvements has not been determined at this time.</p>						

Project Need and Impact						
<p>The project is needed to address traffic congestion and to improve traffic circulation in the vicinity of M-99 and Gaige Street. Engineering would determine an appropriate number of potential solutions that could be agreed to by the parties. State and Federal grant opportunities will be explored to offset project costs.</p>						

Related Costs and Future Funding Needs						
<p>Any new or expanded streets will have ongoing winter and preventative maintenance costs following construction.</p>						

**City of Jonesville**  
**Capital Improvement Plan**  
PROJECT DESCRIPTION

<b>Project Title</b>	DDA Capital Projects		
<b>Department</b>	Downtown Dev. Auth.	<b>Funding Source</b>	DDA/FG/SG

<b>Fiscal Year</b>	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>Est. Cost</b>	-	\$500,000	-	\$25,000	TBD	TBD

Project Description and Location
<p>The Downtown Development Authority supports certain capital projects that enhance the Downtown and encourage private economic investment. The following is a list of projects that are anticipated over the next several years.</p> <p>FY 2021-22 – Completing engineering for US-12/Chicago Street streetscape improvements and South Parking Lot improvements that was initiated in FY 2020-21</p> <p>FY 2022-23 and FY 2023-24 - \$490,000 – US-12/Chicago Street streetscape (\$350,000) and South Parking Lot (\$150,000) financing bidding and construction</p> <p>FY 2024-25 – \$25,000 – Downtown wayfinding signs; may be executed with the streetscape projects</p> <p>FY 2025-26 – TBD – North Parking Lot surfacing</p> <p>FY 2026-27 – TBD – Design of M-99/Olds St. streetscape enhancements (timing subject to MDOT plans for M-99 and availability of grant funds)</p>

Project Need and Impact
<p>These projects are intended to promote private investment and improved property values in the Downtown district. The project list will be reviewed on an annual basis and updated as needs change and conditions warrant.</p>

Related Costs and Future Funding Needs
<p>The streetscape improvements will have ongoing maintenance and upkeep costs. These costs are typically budgeted in the DDA annual operating budget.</p>

**City of Jonesville**  
**Capital Improvement Plan**

EXECUTIVE SUMMARY – WASTE WATER AND WATER DEPARTMENT PROJECTS

2021-2022 Fiscal Year		
Project	Cost	Funding Source
Sewer Lining & Repair	\$100,000	SF
Automatic Sampler Replacement (2)	\$16,000	SF
Grit Building Make-Up Unit	\$24,000	SF
Wastewater Laboratory Renovation	\$150,000	WF/SF
Water Service Replacements	\$112,000	WF

2022-2023 Fiscal Year		
Project	Cost	Funding Source
Sewer Lining & Repair	\$25,000	SF
Water Reliability Study	\$12,000	WF
Rebuild Pumps	\$30,000	WF
Water Service Replacements	\$112,500	WF

2023-2024 Fiscal Year		
Project	Cost	Funding Source
Sewer Lining & Repair	\$25,000	SF
Replace Outside Doors	\$25,000	SF
Replace UV System	\$120,000	SF
Replace WWTP Railings	\$10,000	SF
Water Service Replacements	\$112,500	WF

2024-2025 Fiscal Year		
Project	Cost	Funding Source
Sewer Lining & Repair	\$25,000	SF
Rebuild Pumps	\$30,000	WF
Water Service Replacements	TBD	WF

2025-2026 Fiscal Year		
Project	Cost	Funding Source
Sewer Lining & Repair	\$225,000	SF
Water Service Replacements	TBD	WF

2026-2027 Fiscal Year		
Project	Cost	Funding Source
Sewer Lining & Repair	\$25,000	SF
Water Service Replacements	TBD	WF

**City of Jonesville**  
**Capital Improvement Plan**  
 PROJECT DESCRIPTION

<b>Project Title</b>	Sewer Lining and Repair		
<b>Department</b>	Wastewater	<b>Funding Source</b>	SF

<b>Fiscal Year</b>	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>Est. Cost</b>	\$100,000	\$25,000	\$25,000	\$25,000	\$225,000	\$25,000

Project Description and Location						
<p>The first area to be lined should be the business district of US-12 between East Street and West Street and Church Street. In 2021-2022 \$100,000.00 has been allocated for this project. If bids come in below the allotted amount, lining could continue up Maumee Street.</p>						

Project Need and Impact						
<p>The areas to be initially lined are the older sewers in the City. This process will create a new sewer pipe that will eliminate joints thus eliminating root and water intrusion.</p>						

Related Costs and Future Funding Needs						
<p>Funds should be set aside annually. The end result will be a new sanitary sewer system that should last into the next century. The \$225,000.00 noted in 2025-2026 was noted in the wastewater asset management plan.</p>						

**City of Jonesville**  
**Capital Improvement Plan**  
PROJECT DESCRIPTION

Project Title	Automatic Sampler Replacement		
Department	Wastewater	Funding Source	Sewer Fund

<b>Fiscal Year</b>	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027
<b>Est. Cost</b>	\$16,000.00	-	-	-	-	-

Project Description and Location	
Replacement of two automatic samplers at the Wastewater Plant. One sampler will be placed outside to collect primary effluent samples and the other will be located to collect the final sample.	

Project Need and Impact
This equipment provides a composite sample for analysis of wastewater. The samplers are nearly 15 years old and are at the end of their useful life. One sampler was replaced during the 2020-2021 fiscal year

Related Costs and Future Funding Needs
The life of these samplers is between 10 and 15 years.

**City of Jonesville**  
**Capital Improvement Plan**  
 PROJECT DESCRIPTION

Project Title	Grit Building Make-up Air Unit		
Department	Wastewater	Funding Source	Sewer Fund

<b>Fiscal Year</b>	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>Est. Cost</b>	\$24,000.00	-	-	-	-	-

Project Description and Location	
<p>This unit circulates air through the grit building and also heats the building during the winter. The grit building is considered a hazardous environment so the air must be continuously turned over.</p>	

Project Need and Impact
<p>This unit has been having operating issues for the last 5 years.</p>

Related Costs and Future Funding Needs
<p>The new mixed air unit should provide service for at least 15 years or until the next Wastewater Plant renovation.</p>



**City of Jonesville**  
**Capital Improvement Plan**  
PROJECT DESCRIPTION

Project Title	Laboratory Renovation		
Department	Wastewater	Funding Source	Sewer/Water Fund

<b>Fiscal Year</b>	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>Est. Cost</b>	\$150,000.00	-	-	-	-	-

Project Description and Location	
Redesign the laboratory layout and replace the lab furniture at the Wastewater Plant	

Project Need and Impact
The current laboratory furniture is between 40 and 50 years old and is showing its age. This lab has become the regional laboratory for analyzing water and wastewater samples. A more professional looking lab is needed to reflect the importance of this work.

Related Costs and Future Funding Needs
This renovation should require no major work for 30 years.

**City of Jonesville**  
**Capital Improvement Plan**  
PROJECT DESCRIPTION

Project Title	Residential Water Services		
Department	Water Distribution	Funding Source	WF

<b>Fiscal Year</b>	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>Est. Cost</b>	\$112,000	\$112,500	\$112,500	TBD	TBD	TBD

Project Description and Location						
<p>Replacement of some private water services is due to the Lead and Copper Rule per the Michigan Department of Environment, Great Lakes and Energy (EGLE). The rule states that any iron water service that was at one time connected to a lead goose neck must be replaced at the City's expense with a new copper service in residential houses and businesses. Service material inspections conducted by the DPW and HydroCorp while installing water meters showed that there were 268 iron services that would need replaced.</p>						

Project Need and Impact						
<p>This is per EGLE law. The going rate as of now is around \$8,000 per service.</p>						

Related Costs and Future Funding Needs						

**City of Jonesville**  
**Capital Improvement Plan**  
 PROJECT DESCRIPTION

Project Title	Water Reliability Study		
Department	Water	Funding Source	Water Fund

<b>Fiscal Year</b>	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>Est. Cost</b>	-	\$15,000.00	-	-	-	-

Project Description and Location						
A study to determine current and future needs of the water system.						

Project Need and Impact						
This study is required by Michigan EGLE every 5 years.						

Related Costs and Future Funding Needs						
The study is required every 5 years.						

**City of Jonesville**  
**Capital Improvement Plan**  
 PROJECT DESCRIPTION

Project Title	Rebuild One High Service & One Well Pump		
Department		Funding Source	

Fiscal Year	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Est. Cost	-	\$30,000.00	-	\$30,000.00	-	-

## Project Description and Location

Rebuild one high service pump and one well pump at the iron removal plant.

## Project Need and Impact

These projects may be needed either before or after these dates depending on the results of the annual pump inspections conducted by Peerless-Midwest.

## Related Costs and Future Funding Needs

Proper pump and well maintenance are crucial for providing safe drinking water to the City.

**City of Jonesville**  
**Capital Improvement Plan**  
 PROJECT DESCRIPTION

Project Title	Replace Outside Doors at the Wastewater Plant		
Department	Wastewater	Funding Source	Sewer Fund

<b>Fiscal Year</b>	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>Est. Cost</b>	-	-	\$25,000.00	-	-	-

Project Description and Location	
<p>Replace two double doors and two single doors at the Wastewater Plant. A double and single door to be replaced in the digester building and a double and single door replacement in the laboratory building.</p>	

Project Need and Impact
<p>These doors are 50 years old and have deteriorated. These doors were not replaced during the 2003-2005 renovation.</p>

Related Costs and Future Funding Needs

**City of Jonesville**  
**Capital Improvement Plan**  
 PROJECT DESCRIPTION

Project Title	Primary Clarifier Digester Railing Replacement				
Department		Funding Source			

<b>Fiscal Year</b>	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>Est. Cost</b>	-	-	\$10,000	-	-	-

Project Description and Location						
Replacing the safety railings around the primary clarifiers and digester building.						

Project Need and Impact						
These railings were installed in the early 1970's. and have outlived their useful life.						

Related Costs and Future Funding Needs						
The recommendation is replacement with aluminum railings rather than steel to avoid having to paint them.						

**City of Jonesville**  
**Capital Improvement Plan**  
PROJECT DESCRIPTION

Project Title	Replacement of the Ultraviolet Light Disinfection System		
Department	Wastewater	Funding Source	Sewer Fund

<b>Fiscal Year</b>	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>Est. Cost</b>	-	-	\$120,000.00	-	-	-

Project Description and Location						
Replacement of the UV disinfection system at the Wastewater Plant.						

Project Need and Impact						
This was the scheduled replacement date according to the Wastewater Asset Management Plan. The unit is currently operating properly with a minimum of maintenance. The need for this project should be determined during the 2023-2024 budget cycle.						

Related Costs and Future Funding Needs						
This project could be delayed if it is determined to be unnecessary during the 2023-2024 budget prep.						